



February 25, 2019

Seattle City Council
P.O. Box 34025
Seattle, WA 98124-4749

Dear members of the Select Committee on Citywide Mandatory Housing Affordability,

Puget Sound Sage improves the lives of all families by creating shared prosperity in our regional economy. We bring together labor, faith, and environmental leaders to advance a common agenda for racial and social equity, a stronger democracy, better jobs, a clean environment and thriving communities. We believe that housing is a human right, that low-income communities and communities of color have a right to self-determination, that development without displacement is possible through community stewardship of land, and hope you share in our values.

Puget Sound Sage and many of our partners in South Communities Organizing for Racial and Regional Equity (South CORE) have been fighting and pushing for a strong inclusionary zoning policy in the City of Seattle since 2008. We believe that strong inclusionary zoning policies are needed to share in the benefit of increased land value created through public investment and increases in zoning capacity. For the most part, the City of Seattle has already rezoned downtown, South Lake Union, and many urban villages without getting much in return. But a strong IZ policy for the rest of the city could leverage the next wave of development to ensure our communities can prosper in place.

We support staying aligned with the preferred alternative to the EIS, which provides a modest increase in building capacity across the city through rezones and urban village expansions in return for mandatory provision of affordable housing, in neighborhoods with high opportunity where we desperately need more housing choices and in neighborhoods with higher displacement risk where we need more affordable units. If we keep pulling back we will never meet the stated goal to create 6,000 new units of affordable housing through MHA.

Additionally, we support the bill set forth by Lisa Herbold to adequately mitigate the impact of new development that will demolish housing affordable to households earning 80% of AMI and below by requiring those developers to replace the units demolished in addition to complying with MHA requirements. We think this amendment could be strengthened by increasing affordability to match MHA requirements at 60% AMI and expand to neighborhoods with both

high displacement risk and high access to opportunity where we are losing the most market provided affordable units. We believe this policy should be adopted alongside MHA.

In our previous letters to you we have voiced our concern that MHA alone will not solve for displacement, which is why we still request a companion resolution that sets a comprehensive anti-displacement agenda. MHA does little to address displacement in specific neighborhoods which are most at risk. MHA will help reduce the impacts of the affordable housing crisis for the future residents of Seattle, but the policy does nothing to prevent impending displacement and eventual houselessness of currently housed low-income communities and communities of color. So, alongside implementation of MHA through the citywide rezone, we need the City to create and adopt a comprehensive anti-displacement work plan. Our previous letter can be found here: <http://www.pugetsoundsage.org/why-we-need-comprehensive-strategy-to-stop-displacement-alongside-mha/>

Sincerely,



Nicole Vallesterio Keenan-Lai
Executive Director, Puget Sound Sage

Signatories:

HomeSight

Puentes: Advocacy, Counseling & Education

InterIm Community Development Association

St. Michael's Ethiopian Orthodox Church

Rainier Beach Action Coalition

Cc:

Councilmember Rob Johnson

Councilmember Lorena González

Councilmember Lisa Herbold

Councilmember Bruce Harrell

Councilmember Kshama Sawant

Councilmember Debora Juarez

Councilmember Mike O'Brien

Councilmember Sally Bagshaw

Councilmember Teresa Mosqueda